

Note: The following case(s) is/are included in this ad.

Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-013</u>	<u>RAQUEL LAU</u>
<u>04-086</u>	<u>JOSE MUSE & JOSE L. MUSE</u>
<u>04-136</u>	<u>DIEGO PEREZ & ALBERT SOMEILLAN</u>
<u>04-237</u>	<u>ALFREDO BARCELO</u>
<u>04-352</u>	<u>ESTELA O. CABRERA</u>
<u>04-389</u>	<u>FRANK & GEORGETTE BREIVOGEL</u>
<u>04-394</u>	<u>JOSE DIAZ</u>
<u>04-426</u>	<u>CRISTINA RIVEROL</u>
<u>04-435</u>	<u>IRENE G. ATHANS</u>
<u>04-444</u>	<u>DENNIS IBANEZ</u>
<u>05-023</u>	<u>ABELARDO & CARMEN HERNANDEZ</u>
<u>05-048</u>	<u>LUIS & LUCERO RODRIGUEZ</u>
<u>05-056</u>	<u>LIGHTSPEED @ BEACON TRADEPORT L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/5/05 TO THIS DATE:

HEARING NO. 05-2-CZ10-1 (04-13)

10-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: RAQUEL LAU

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback a minimum 8'11" from the interior side (south) property line (15' required).
- (3) Applicant is requesting to waive the zoning regulations requiring section line rights-of-way to be 80' wide, to permit a right-of-way width of 35' (40' required) for the east half of S.W. 87 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #3 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building," as prepared by AP Studio, consisting of 3 sheets, Sheet 1 dated 4/21/05 and Sheets 2 & 3 dated 9/23/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 3, BREEZEVUE MANORS, Plat book 62, Page 38.

LOCATION: 1401 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140'

RU-1 (Single Family Residential)

RU-5A (Semi-Professional Offices)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/3/05 TO THIS DATE:

HEARING NO. 05-5-CZ10-1 (04-136)

10-54-40
Council Area: 10
Comm. Dist. 10

APPLICANTS: DIEGO PEREZ & ALBERT SOMEILLAN

- (1) MODIFICATION of Condition #2 of Resolution CZAB10-39-99 passed and adopted by Community Zoning Appeals Board #10, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Public Hearing For Mr. Diego Perez' as prepared by De la Pezuela & Associates, Inc. dated and received 2/6/98."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Addition to Office Building' as prepared by Ramon L. Arronte, A.I. A. consisting of 5 sheets: Sheets A-1.1 – A-1.4 dated 7/21/03 and Sheet L-1.1 dated last revised 11/2/04.

The purpose of the request is to allow the applicant to submit plans showing an addition to an existing office building.

- (2) Applicant is requesting to permit a 4.7' wide landscape buffer (7' required) along the right-of-way.
- (3) Applicant is requesting to permit an addition to the office building setback a minimum of 10'11" (15' required) from the interior side (north) property line.
- (4) Applicant is requesting to permit 7 parking spaces (8 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #2 - #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi- professional Office Zoning District) or under §33-311(A)(4)(b)(non-use variance) or (c) (alternative non use variance).

The aforementioned plans are on file and may be examined in the zoning department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6 Block 3, BREEZEVUE MANORS, Plat book 62, Page 38.

LOCATION: 1525 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 138.33'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/3/05 TO THIS DATE:

HEARING NO. 05-4-CZ10-2 (04-352)

8-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: ESTELA O. CABRERA

- (1) Applicant is requesting to permit an addition to a single-family residence setback 7' from the rear (north) property line (25' required).

OR IN THE ALTERNATIVE TO REQUEST #1:

- (2) UNUSUAL USE to permit a complex of buildings, to be used as a private residence.
- (3) Applicant is requesting to permit an accessory building to be spaced 6.33' from the principal building (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Legalization & Addition," as prepared by Miguel Diaz-Perna, Architect and dated received 9/22/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 58, CORAL PARK ESTATES, SECTION SIX, Plat book 70, Page 33.

LOCATION: 10041 S.W. 14 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/3/05 TO THIS DATE:

HEARING NO. 05-5-CZ10-3 (04-389)

11-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: FRANK & GEORGETTE BREIVOGEL

RU-3B to IU-1

SUBJECT PROPERTY: Lots 9-26, Block 3, and Lots 1-8 & Lots 25-32, Block 4, TAMIAMI CITY PLAT, Plat book 14, page 9.

LOCATION: Between S.W. 68 Court & S.W. 68 Avenue and both sides of S.W. 9 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.86 Acres

RU-3B (Bungalow Court)
IU-1 (Industry – Light)

APPLICANTS: JOSE MUSE & JOSE L. MUSE

- (1) MODIFICATION of Condition #1 approved pursuant to Resolution Z-148-75, passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "1. "Approval by the Planning and Building & Zoning Departments of a plot plan for the subject site which incorporates a driveway width required by the Building and Zoning Department, relocation of the traffic-control pipe barrier proposed by the applicant from the east to west side of said property in front of the existing structure, conformance with the off-street Parking Landscape Code, and substantial landscaped areas in front of the existing structure."

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted entitled 'Century 21 Dorar Realty,' as prepared by Jenetopulos Group, dated 1/28/05 and consisting of 3 sheets."

The purpose of the request is to permit the applicant to develop the site with a new plan indicating a proposed addition to an existing office building, showing a reconfiguration of the parking, landscaping and a driveway.

- (2) The applicant is requesting to permit 2 parking spaces with 0' of back out (22' required).
- (3) Applicant is requesting to permit a driveway width of 7.5' (14' required) for a one-way drive.
- (4) Applicant is requesting to permit 11 parking spaces (12 required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #2- #4 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 16 & 16A, less the south 15' for right-of-way & the south 35' of Lots 68-A, 69 & 69-A, Block "F" of CORAL TERRACE, Section 2, Plat book 14, Page 58.

LOCATION: 7277-81 S. W. 24th Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,125 sq. ft.

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 05-7-CZ10-2 (04-237)

3-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: ALFREDO BARCELO

- (1) SPECIAL EXCEPTION to resubdivide & reface two platted lots into four proposed lots.
- (2) Applicant is requesting to permit 2 lots with frontages of 117' each on a public street (120' required for each lot).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311 (A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c).

Plans are on file and may be examined in the Zoning Department entitled "Alfredo Barcelo," as prepared by CAS Engineering, Inc., dated stamped received 4/7/05 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 12 & 13, Block 7, FLAGLER WATERWAY ESTATES, Plat book 44, Page 44.

LOCATION: The Northeast corner of S.W. 87 Avenue and Grand Canal Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.49 Acres

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: JOSE DIAZ

- (1) Applicant is requesting to permit a covered terrace addition to a single-family residence setback 16.6' (25' required) from the rear (west) property line.
- (2) Applicant is requesting to permit a carport addition to the residence setback 19.33' (25' required) from the front (east) property line.
- (3) Applicant is requesting to permit a swimming pool setback 72' (75' required) from the front (east) property line.
- (4) Applicant is requesting to permit the residence to setback 6.6' (7.5' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Carport & Terrace Roof at Mr. & Mrs. Diaz Residence," as prepared by Charles C. Mitchell, P. E. and dated stamped received 3/22/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 24, LEE MANOR, SIXTH ADDITION, Plat book 65, Page 134.

LOCATION: 3820 S.W. 104 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11,438.96 sq. ft.

PRESENT ZONING: RU-1 (Single-Family Residential)

HEARING NO. 05-7-CZ10-4 (04-426)

14-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: CRISTINA RIVEROL

- (1) Applicant is requesting to permit a guesthouse setback 5' from the interior side (south) property line (20' required).
- (2) Applicant is requesting to permit a single-family residence setback a minimum of 14.8' from the interior side (north) property line (15' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cristina Riverol Existing Accessory Building," as prepared by Eduardo Lopez, Architect and dated 11/15/04 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, J. G. HEAD'S FARMS SUBDIVISION, UNIT "A", Plat book 46, Page 13 in Section 14, Township 54 South, Range 39 East.

LOCATION: 2980 S.W. 128 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 306'

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 05-7-CZ10-5 (04-435)

1-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: IRENE G. ATHANS

EU-1 to EU-M

SUBJECT PROPERTY: Lots 16, 17, 18 & 19, Block 4, SWEETWATER ESTATES
SUBDIVISION, Plat book 28, Page 36.

LOCATION: 116.865' south of N.W. 6 Street and east of N.W. 122 Avenue, Miami-Dade
County, Florida.

SIZE OF PROPERTY: 3.372 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 05-7-CZ10-6 (04-444)

2-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: DENNIS IBANEZ

- (1) Applicant is requesting to permit a tennis court setback 4' from the interior side (north & south) property lines (20' required).
- (2) Applicant is requesting to permit a chain link fence with a height of 12' (8' permitted) within the setback area.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Side Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Tennis Court Construction at 100 N.W. 128 Ave.," preparer unknown and dated received 12/8/04 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 15, SWEETWATER ESTATES, Plat book 28, Page 36.

LOCATION: 100 N.W. 128 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.82 Acre

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

HEARING NO. 05-7-CZ10-7 (05-23)

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: ABELARDO & CARMEN HERNANDEZ

Applicants are requesting to permit a swimming pool setback 3.75' (7.5' required) from the rear (west) property line, setback 5' (10' required) from the interior side (north) property line and setback 73' (75' required) from the front (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Pool," as prepared by Teresita Vazquez, Registered Architect, dated 1/6/05 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 1, EGRET LAKES, SECTION ONE, Plat book 159, Page 40.

LOCATION: 2674 S.W. 152 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5,227 sq. ft.

PRESENT ZONING: RU-1M(a) Modified Single Family 5,000 sq. ft. net

HEARING NO. 05-7-CZ10-8 (05-48)

10-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: LUIS & LUCERO RODRIGUEZ

Applicants are requesting to permit a swimming pool & spa setback 40' (75' required) from the front (east) property line and setback 5' (10' required) from the interior side (north & west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition for Mr. & Mrs. Luis Rodriguez," as prepared by Leopoldo Bellon, AIA, dated received 2/23/05 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 1, ANA SUB., Plat book 133, Page 70.

LOCATION: 1874 S.W. 138 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,459 sq. ft.

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANT: LIGHTSPEED @ BEACON TRADEPORT L. L. C.

- (1) MODIFICATION of Condition 4 of Resolution #Z-33A-97, and as last modified by Resolution Z-1-04, passed and adopted by the Board of County Commissioners, only as applied to the subject property, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a 'Proposed Master Plan' prepared by Retzsch Lanao Caycedo Architects, dated last revised 8/8/03 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a 'Proposed Master Plan,' prepared by Retzsch Lanao Caycedo Architects, dated last revised 2/22/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001."

- (2) MODIFICATION of a portion of Paragraph #1 of a the Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 17632, at Pages 2727 to 2734 and last modified by the Third Amendment to the Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 20487, at Pages 4432 to 4475, as modified on Resolution Z-1-04, passed and adopted by the Board of County Commissioners, only as applied to the subject property, reading as follows:

CONTINUED ON PAGE TWO

APPLICANTS: LIGHTSPEED AT BEACON TRADEPORT L. L. C., ET AL. PAGE TWO

FROM: "1. That said property shall be developed substantially in accordance with the plans previously submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership, dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a Proposed Master Plan prepared by Retzsch Lanao Caycedo Architects, dated last revised 8/8/03 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, both dated received on 2/13/01; and a booklet entitled 'Signage and Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets with Page 9 'Bridge Sign' dated received on June 12, 2001."

TO: "1. That said property shall be developed substantially in accordance with the plans previously submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership, dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a Proposed Master Plan prepared by Retzsch Lanao Caycedo Architects, dated last revised 2/22/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage and Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets with Page 9 'Bridge Sign' dated received on June 12, 2001."

The purpose of these requests is to allow the applicant to submit a revised proposed master plan showing revised building configurations for a previously approved industrial site.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

CONTINUED ON PAGE THREE

APPLICANTS: LIGHTSPEED AT BEACON TRADEPORT L. L. C., ET AL. PAGE THREE

SUBJECT PROPERTY: Tracts "A", "C", "E" and "F" of BEACON TRADEPORT, PHASE I, Plat book 151, Page 73; AND: Tract "G" of BEACON TRADEPORT, PHASE II, Plat book 154, Page 40; AND: Tract "H" of BEACON TRADEPORT PHASE III, Plat book 154, Page 42. AND: Tract "I" of BEACON TRADEPORT PHASE IV, Plat book 157, Page 3; AND: Tract "J" of BEACON TRADEPORT, PHASE V, Plat book 158, Page 16. AND: Tract "A" of BEACON TRADEPORT EAST, Plat book 158, Page 40. AND: Tract "B" of BEACON TRADEPORT EAST, FIRST ADDITION, Plat book 158, Page 50. AND: That portion of Tract "A" of DOLPHIN MALL, Plat book 156, Page 82, lying north of N.W. 17th Street; AND: A parcel of land lying in the west 3/5 of Section 31, Township 53 South, Range 40 East. Said parcel lying south of a line formed at right angles from the intersection of a line 285' north of and parallel with the north line of the south 1/2 of said Section 31 and the east line of said west 3/5 of said Section 31, lying east of the E/ly right-of-way line of N.W. 112th Avenue, lying north of the N/ly right-of-way line of N.W. 17th Street, and lying west of said east line of said west 3/5 of said Section 31, being more particularly described as follows:

Begin at said intersection on said east line of said west 3/5 of said Section 31 and said line 285' north of and parallel with the north line of said south 1/2 of said Section 31; thence S88°16'20"W at right angles to said east line a distance of 418.01' to a Point of intersection with the E/ly right-of-way line of N.W. 112th Avenue, said right-of-way being 80' in width; thence S1°44'10"E along said E/ly right-of-way line a distance of 25.61' to a Point of curvature of a tangent curve concave to the east; thence SE/ly along the arc of said curve, to the left, having a central angle of 10°25'11" and a radius of 1,110' for an arc distance of 201.86' to a Point of compound curvature of a tangent curve concave to the Northeast; thence SE/ly and E/ly along the arc of said curve, to the left, having a central angle of 87°19'21" and a radius of 25' for an arc distance of 38.1' to a Point of reverse curvature of a tangent curve concave to the south, said point being on the N/ly right-of-way line of N.W. 17th Street, said right-of-way being 70' in width; thence E/ly along said N/ly right-of-way line and said curve, to the right, having a central angle of 9°24'47" and a radius of 435' for an arc length of 71.47' to a Point of tangency; thence N89°39'19"E a distance of 300.52' to said east line of said west 3/5 of said Section 31; thence N1°43'40"W along said east line a distance of 250.07' to the Point of beginning.

LOCATION: Between N.W. 17 Street & N.W. 25 Street & N.W. 111 Avenue & N.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.69 Acres

PRESENT ZONING: IU-1 (Industry – Light)